

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 3, 2012
Re: Staff Report for Moo Moo Express Car Wash – Development Plan

Item #2 – Moo Moo Express Car Wash - Development Plan (PID #201207020028)

Application: Development Plan
Location: 2190 Stringtown Road
Applicant: John Roush
Zoning: C-2
Use: Car Wash

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct a new Moo Moo Express Car Wash at 2190 Stringtown Road. The site would be accessed from a shared curb cut with the property adjacent to the west and includes a single-bay automated car wash as well as twelve vacuums for vehicles. Two structures currently occupy the site, both of which will be removed for the development of the site.

Site Plan

The 0.864 acre site will be accessed by an existing curb cut on the north side of Stringtown Road. The proposed development meets all building and parking setbacks, aside from the west setback, as the existing pavement on the site extends across the property line into the parking area of the adjacent lot. A 10' access easement is displayed along the west edge of the applicant's property.

A two-lane drive-thru is located along the east side of the property leading to the order kiosk, where the lanes merge into one leading into the car wash. The two lanes will be one-way, with an exit lane available before vehicles enter the car wash. Reinforced concrete pavement is proposed at the order kiosk, dumpster pad,

entrance to the car wash, and the exit of the car wash. To further visually separate the parking/vacuum area from the drive-thru portion of the site and to create a clearer line of sight and safe zone for cars exiting the car wash, staff recommends extending the southern landscape peninsula adjacent to the car wash further south by approximately five feet.

The dumpster for the site is proposed to be located off the drive into the parking lot and vacuum area. A 6' screen with a stone finish to match the main structure is proposed to enclose the dumpster, with wood gates and a limestone cap. Supplemental landscaping is proposed around the enclosure.

Grove City Creek crosses over the northeast corner of the property. A portion of the proposed parking lot and drive-thru lanes are proposed within the 100 year floodplain. The applicant has indicated that they will be pursuing a Special Flood Hazard Development Permit and that they do not intent to place any fill in the floodway.

Building

The proposed car wash will be housed in a single-story 34' 11" tall structure, finished to resemble a barn, with faux barn doors and windows. Decorative dormers are proposed to break up the mass of the roofline on the west and east elevations. The majority of the structure will be finished in siding ("Believable Buff") with white trim and a stone wainscot (Fieldstone Kentucky") around the structure. The same stone will be utilized elsewhere on the site including the base of order kiosks and for the dumpster screening.

Parking

Fifteen (15) parking spaces are proposed on the property, twelve (12) of which will have vacuums available to them. Vacuum spaces are proposed to be 12'x18' in dimension, while the standard parking spaces will be 10'x18'. The parking spaces will be accessed by a 25' drive aisle off the main entrance drive.

Lighting

Decorative LED lighting is proposed for both the building and the parking lot fixtures. Gooseneck lighting with a white finish is proposed on the structure for accent and to illuminate the proposed wall sign. The applicant has submitted details for parking lot lighting; however staff does not believe that the proposed lighting is in character with other lighting in the area or the lighting to be installed as part of the redevelopment of Stringtown Road. Staff recommends that the applicant work with the development department to select a more appropriate parking lot lighting fixture.

Signage

Because the property is located in a C-2 district, the proposed wall signs on the south and east elevations of the structure as well as the proposed monument sign will be reviewed and approved administratively by the Building Division.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The southern landscape peninsula adjacent to the car wash shall be extended to the south approximately five feet.
2. The applicant shall work with development department staff to select appropriate site lighting.